

CITY PLAN COMMISSION**THURSDAY, JULY 11, 2024****FILE NUMBER:** S234-138**SENIOR PLANNER:** Hema Sharma**LOCATION:** South Boulevard, north of Meadow Street**DATE FILED:** June 13, 2024**ZONING:** PD 595 (MF-2(A))**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20595.pdf>**CITY COUNCIL DISTRICT:** 7**SIZE OF REQUEST:** 1.557-acres**APPLICANT/OWNER:** Texas Pouncy Properties, LLC; Texas Keen Finance, LLC

REQUEST: An application to replat 1.557-acre tract of land containing portion of Lot 18 and all of Lots 19 through 24 in City Block 2/1348, an abandoned portion of Meadow Street, an abandon portion of Trezevant Street, an abandon portion of South Boulevard, and to dedicate portion of Medill Street; to create one 0.587-acre lot and one 0.803-acre lot on property located South Boulevard, north of Meadow Street.

SUBDIVISION HISTORY:

1. S234-139 is a request east of the present request to replat 0.721-acre tract of land containing portion of Lot 1 and all of Lots 2, 3 and 15 in City Block 1/1349, portion of Lot 1B in City Block 4/1354 and to abandon a portion of an alley to create one lot on property located on South Boulevard, north of Meadow Street. The request is scheduled for City Plan Commission hearing on July 11, 2024.
2. S212-065 was a request southwest of the present request to replat a 0.176-acre tract of land containing all of Lots 8 and 9 in City Block 8/1363 to create one lot on property located on South Boulevard, East of Jeffries Street. The request was approved on January 20, 2022 but has not been recorded.
3. S190-037 was a request south of the present request to replat a 7.245-acre tract of land containing all of City Block 12/1362, a 15-foot abandoned alley, a portion of an abandoned Peabody Avenue, all of the Lots in City Block 15/1371, and a 12-foot abandoned alley to create one lot on property bounded by Meadow Street, Pennsylvania Avenue, Meyers Street, and Martin Luther King Jr. Boulevard. The request was approved on November 21, 2019 but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 595 (MF-2(A)); therefore, staff recommends approval of the request subject to compliance with the following conditions:

General Conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.

2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. *Section 51A-8.102(a), (b), (c), and (d)*
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is 2.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/markings/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. 51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(c).
14. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)

Right-of way Requirements Conditions:

15. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Meadow Street & South Boulevard. Section 51A 8.602(d)(1)
16. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of South Boulevard & Medill Street. Section 51A 8.602(d)(1)
17. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Medill Street & South Boulevard. Section 51A 8.602(d)(1)
18. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. *Section 51A 8.602(d)(1), 51A 8.608(a)*
19. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development (Contact Srinivasa Veeramallu with Traffic Signals). *51A-8.606, 51A-8.608*

Flood Plain Conditions:

20. Comply with Peaks Branch drainage requirements. Finish floor elevation is recommended to be 3' above nearest inlet, top of curb. *Per DWU Floodplain Management Department recommendation*

Survey (SPRG) Conditions:

21. Prior to final plat, submit a completed final plat checklist and all supporting documents.
22. On the final plat, show distances/width across all adjoining right-of-way
23. On the final plat, show recording information on all existing easements within 150 feet of the property.
24. On the final plat, list utility easements as retained within street abandonments when stated in the abandonment ordinance or follow the City of Dallas standard affidavit requirements.
25. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

Dallas Water Utilities Conditions:

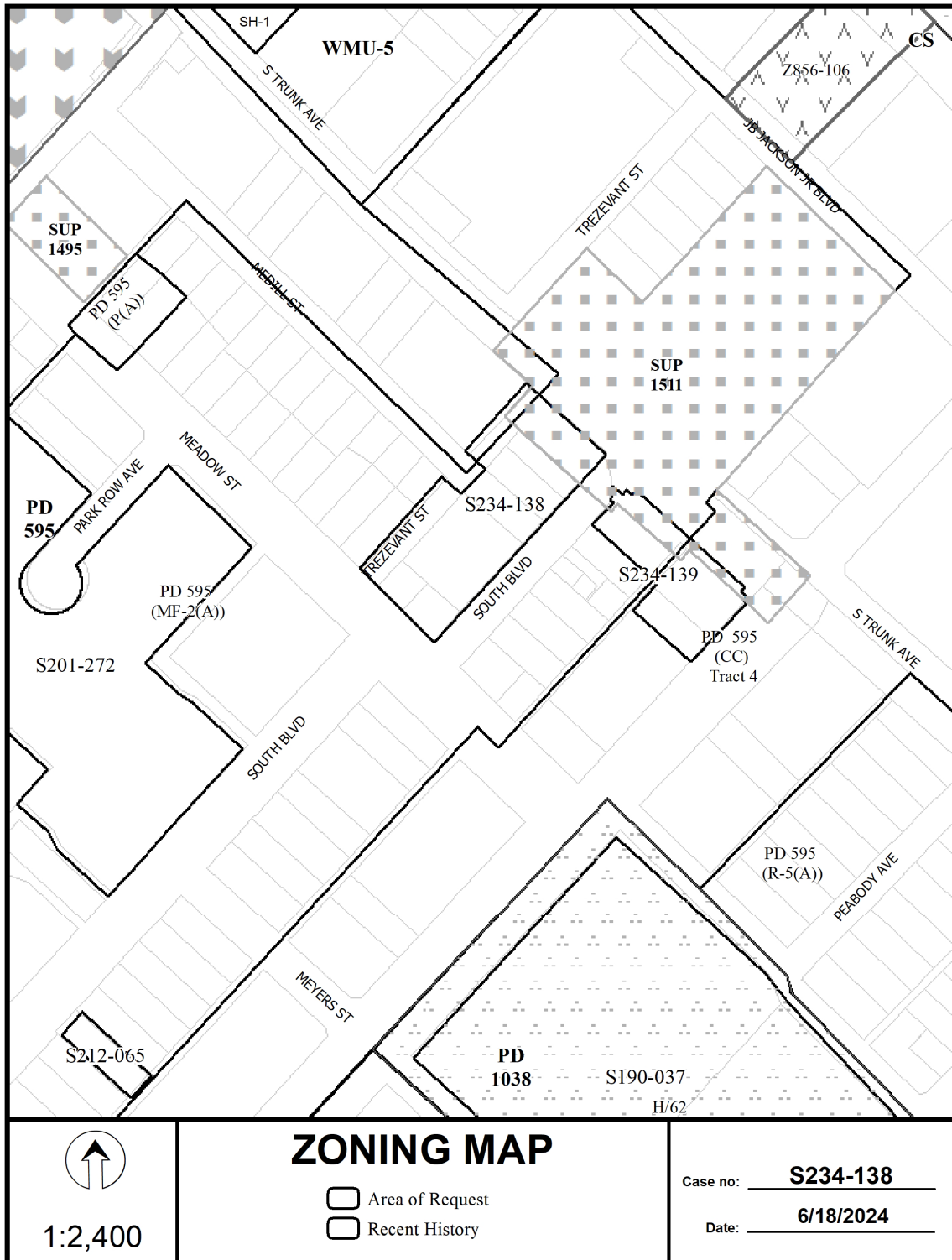
26. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
27. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed

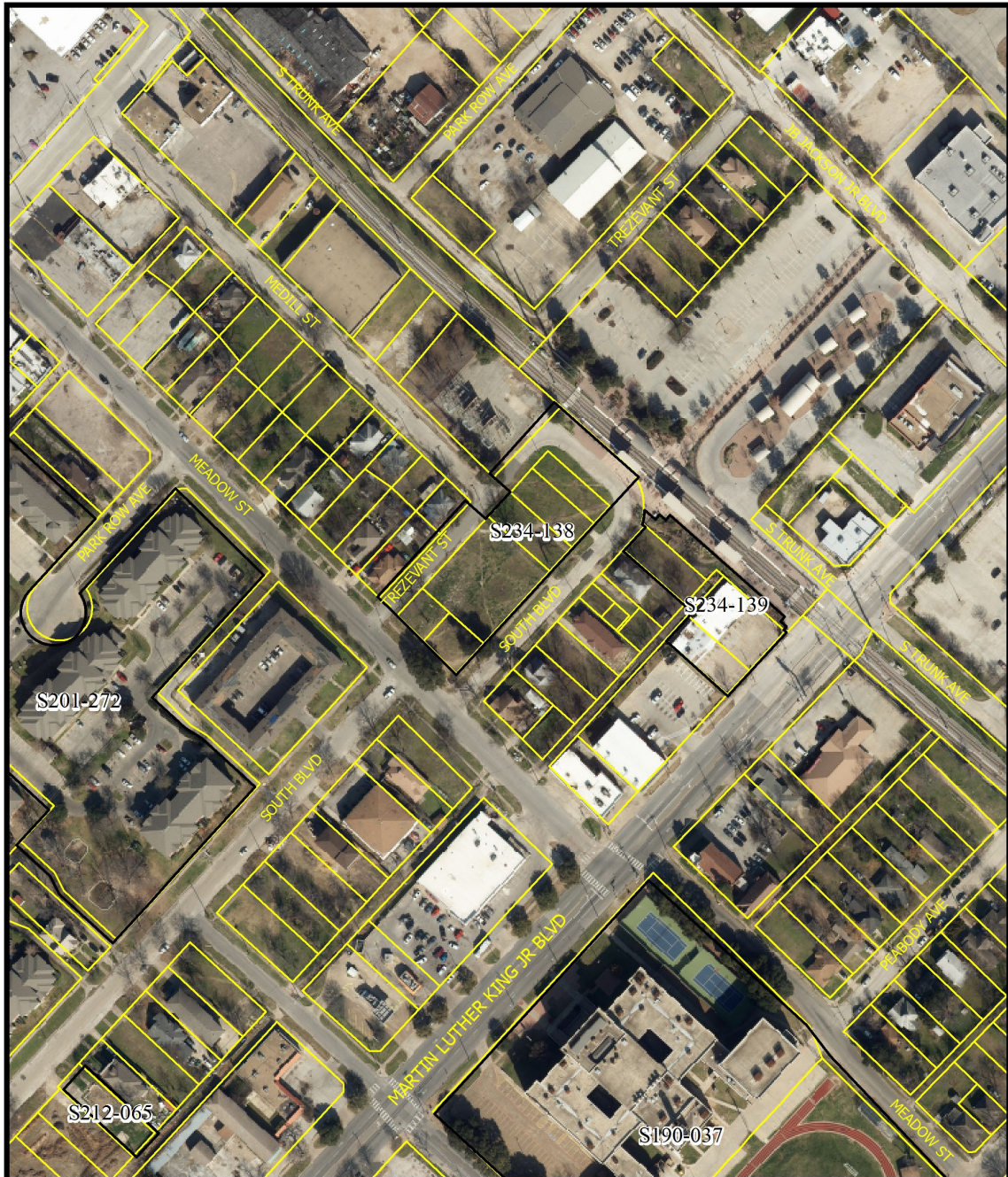
water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.


28. Water and Wastewater main improvements is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

Real Estate/ Street Name / GIS, Lot & Block Conditions:

29. Prior to the final plat, please show the abandonments on this plat (including Abandoned by City Ord. 27660) as follows: Abandonment authorized by Ordinance No. _____, recorded as Inst. Nos. (Cert. ORD No. _____, QCD No. _____). Utility Easements retained. Provide to Real Estate Ords.27660 & 6189 and Quitclaim Deeds for Ords. 27660 & 6189.
30. Prior to the final plat, change “Trunk Ave” to “Trunk Avenue”.
31. Prior to the final plat, change “Meadow Street (Formerly Atza Street)” to “Meadow Street (FKA Arza Street)”.
32. On the final plat, identify the property as Lots 18A, & 21A in City Block 2/1348.





 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> Area of Request Recent History 	Case no: <u> S234-138 </u> Date: <u> 6/18/2024 </u>
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